

*Copy Original To
County Clerk 7-11-63
to be
Recorded
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Victoria-Central
Storm Drain

E A S E M E N T

STORM DRAIN EASEMENT CLAUSE

THIS INSTRUMENT, made this 11th day of July, 1963, by and between VICTORIA CLUB, a corporation, party of the first part, and the CITY OF RIVERSIDE, a municipal corporation of the State of California, the party of the second part;

WITNESSETH:

THAT for a valuable consideration, receipt of which is hereby acknowledged, said party of the first part does by these presents grant unto the said party of the second part, its successors and assigns, a perpetual easement and right of way for the construction, reconstruction, inspection, maintenance, operation, repair, replacement, and removal of underground Storm Drainage facilities and all necessary appurtenances, hereinafter referred to collectively as "structures", in, under, and along that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of Lots 4 and 11 of Victoria Ranch, as shown on map on file in Book 4, page 59 of Maps, Records of Riverside County, California, and of vacated Arroyo Drive and of Lot 112 of Division "C" of Hall's Addition, as shown on map on file in Book 9, page 3 of Maps, Records of San Bernardino County, California, all as shown on a Record of Survey on file in Book 39, page 56 of Records of Survey, Records of Riverside County, California, described as follows:

Beginning at the intersection of the easterly line of Victoria Avenue with the northerly line of Arroyo Drive, as shown on said Record of Survey;

Thence N89°46'43"E, 29.35 feet along said northerly line of Arroyo Drive;

Thence N04°53'12"W, 346.67 feet to the beginning of a tangent curve concave southwesterly, having a radius of 425 feet;

Thence northwesterly along said curve through a central angle of 41°00'59", an arc distance of 304.24 feet to the end of said curve;

Thence N02°18'25"E, 130.12 feet;

Thence N87°41'35"W, 345.00 feet to the easterly line of Victoria Avenue (66 feet wide);

Thence due south 80.06 feet along last said easterly line of Victoria Avenue;

Thence S87°41'35"E, 110.24 feet;

Thence S60°29'01"E, 121.87 feet;

Thence N29°30'59"E, 25.00 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 375 feet, a radial line of said non-tangent curve at said beginning thereof bears N29°30'59"E;

Thence southeasterly along said non-tangent curve through a central angle of 55°35'49", an arc distance of 393.88 feet;

Thence S04°53'12"E, 265.47 feet tangent to last said curve to Point "A" in the curved easterly line of Victoria Avenue, said

APPROVED AS TO DESCRIPTION

J. F. MARTINEZ

Director of Public Works

Official City Engineer

6-25-63

3/18 RK
4/35 RK

4675

curved easterly line being a curve concave southwesterly, having a radius of 349.57 feet, a radial line of last said curve at said Point "A" bears N63°40'30"E;

Thence southeasterly along said curved easterly line through a central angle of 13°23'26", an arc distance of 81.70 feet to the point of beginning.

The above described property is designated as Parcel "C" on said Record of Survey on file in Book 39, page 56 of Records of Survey, Records of Riverside County, California.

TOGETHER WITH the right to enter upon and to pass and repass over and along the above described property, and to deposit tools, implements, and other materials thereon by said party of the second part, its officers, agents and employees, and by persons under contract with it and their employees, whenever and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structures.

ACCESS EASEMENT CLAUSE

FURTHER, said party of the first part does hereby grant unto the party of the second part, its successors and assigns, a perpetual access easement and right of way for ingress to and egress from the above described property and said storm drain facilities and structures for any and all of the purposes set forth in said Storm Drain Easement Clause, said access easement and right of way being located over and upon that certain real property, described as follows:

That portion of said Lots 4 and 11 of Victoria Ranch and of vacated Arroyo Drive and of Lot 112 of Division "C" of Hall's Addition, described as follows:

Beginning at said Point "A" in the curved easterly line of Victoria Avenue;

Thence N04°53'12"W, 104.06 feet;

Thence N45°14'43"W, 360.70 feet;

Thence N27°10'33"W, 272.01 feet;

Thence N87°41'35"W, 34.46 feet;

Thence S27°10'33"E, 293.73 feet;

Thence S45°14'48"E, 298.62 feet;

Thence S39°40'00"W, 19.94 feet to a point in said curved easterly line of Victoria Avenue, said curved easterly line being a curve concave southwesterly, having a radius of 349.57 feet, a radial line of said curve at last said point bears N39°40'00"E;

Thence southeasterly along said curved easterly line through a central angle of 24°00'30" an arc distance of 146.48 feet to the point of beginning.

The last above described property is designated as Parcel "D" on said Record of Survey on file in Book 39, page 56 of Records of Survey, Records of Riverside County, California

TEMPORARY CONSTRUCTION EASEMENT CLAUSE

IT IS ALSO AGREED that during the period of construction of said storm drain structures contemplated by the above written Storm Drain Easement Clause, the City of Riverside, its officers, employees, agents, and contractors are hereby granted a temporary construction easement for all purposes proper and convenient in the construction and installation of said structures, including the right of permanent disposal upon said temporary easement of excess material and the related grading incidental thereto, the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials, and supplies used in the performance of said work, and for

diligence in the protection of fruit, ornamental or other trees, existing irrigation and drainage facilities, but shall be held harmless from liability in the event of damage to same.

This Temporary Construction Easement permit shall terminate upon completion of the work of constructing said storm drain structures.

IN WITNESS WHEREOF the said party of the first part has hereunto executed the within instrument the day and year first above written.

VICTORIA CLUB, a corporation,

(S) By Thomas Wheeler Pres.

(S) By D. M. Callis, Jr

STATE OF CALIFORNIA,

County of Riverside

ss.

ON July 11, 1963, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared C. Thomas Wheeler

president, known to me to be the
of the Victoria Club
the Corporation that executed the within Instrument, known to me to be the
person who executed the within Instrument, on behalf of the Corporation, therein
named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

Dorothy R. Bunch
Dorothy R. Bunch

NAME (TYPED OR PRINTED)
Notary Public in and for said County and State.

My Commission Expires May 23, 1963 77362

ACKNOWLEDGMENT-CORPORATION-WOLCOTT'S FORM 222-REV. 3-61

RECORDED July 17, 63
BOOK 3440 PAGE 302
OFFICIAL RECORDS & CO.
INSTRUMENT NO. 73275

AIRVIEW

3

7 TERRACE

M.B. 9, Pg. 54, Recs. Riv. Co.

6

AVENUE

VICTORIA

33

33

PARCEL "C"
STORM DRAIN EASMT.

TEMPORARY

POR.
DIVISION
ADDITION

CONSTRUCTION

EASMT.

VICTORIA

AVENUE

PARCEL "D"

PARCEL "E"

PARCEL "F"

PARCEL "G"

PARCEL "H"

PARCEL "I"

PARCEL "J"

PARCEL "K"

PARCEL "L"

PARCEL "M"

Curve Data:
R = 475
Δ = 41°00'59"
L = 340.04

Curve Data:
R = 425
Δ = 41°00'59"
L = 304.24

Curve Data:
R = 375
Δ = 65°35'49"
L = 393.88

Curve Data:
R = 349.57
Δ = 24°00'30"
L = 146.48

Curve Data:
R = 349.57
Δ = 13°25'26"
L = 81.70

Curve Data:
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13

12

11

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COUNTRY

CLUB PARK

VICTORIA AVENUE

RANCH

ARROYO DRIVE

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein.

SCALE: 1" = 100'

DRAWN 6/21/63 BY REF

SUBJECT Victoria (Central) Ave. Storm Drain

3/18
4/35

4675